



CITY OF HOUSTON

Planning and Development

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June 1, 2015

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at www.houstonplanning.com. The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email amar.mohite@houstontx.gov.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently Asked Questions

Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?

A The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

Q What is an alternative?

A When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

Q I received a letter from the City. Why? What does this have to do with me?

A If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?

A The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

Q I am concerned about a proposed amendment. What can I do?

A First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:
↳ www.houstonplanning.com– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

Q What is going to happen at the public Open House on June 25? (*see map on reverse*)

A There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)

A The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

Q Who decides what to do?

A Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

City of Houston - Planning & Development Department

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

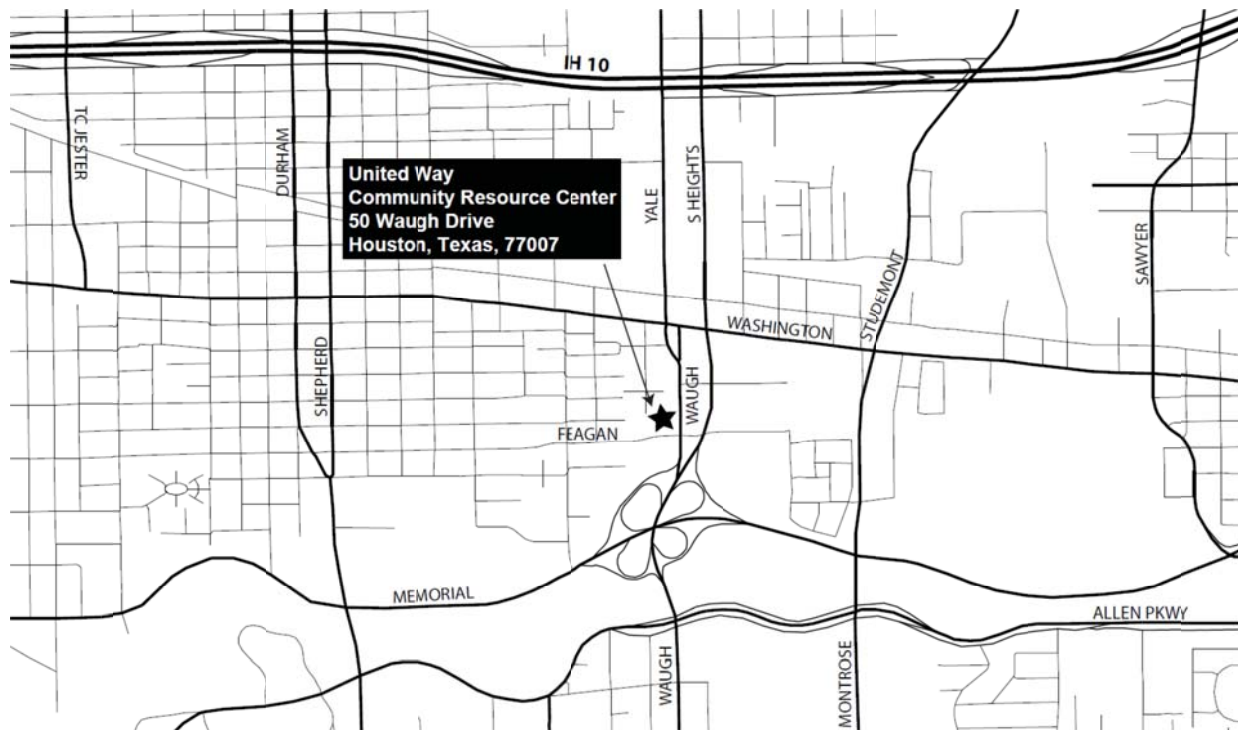
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

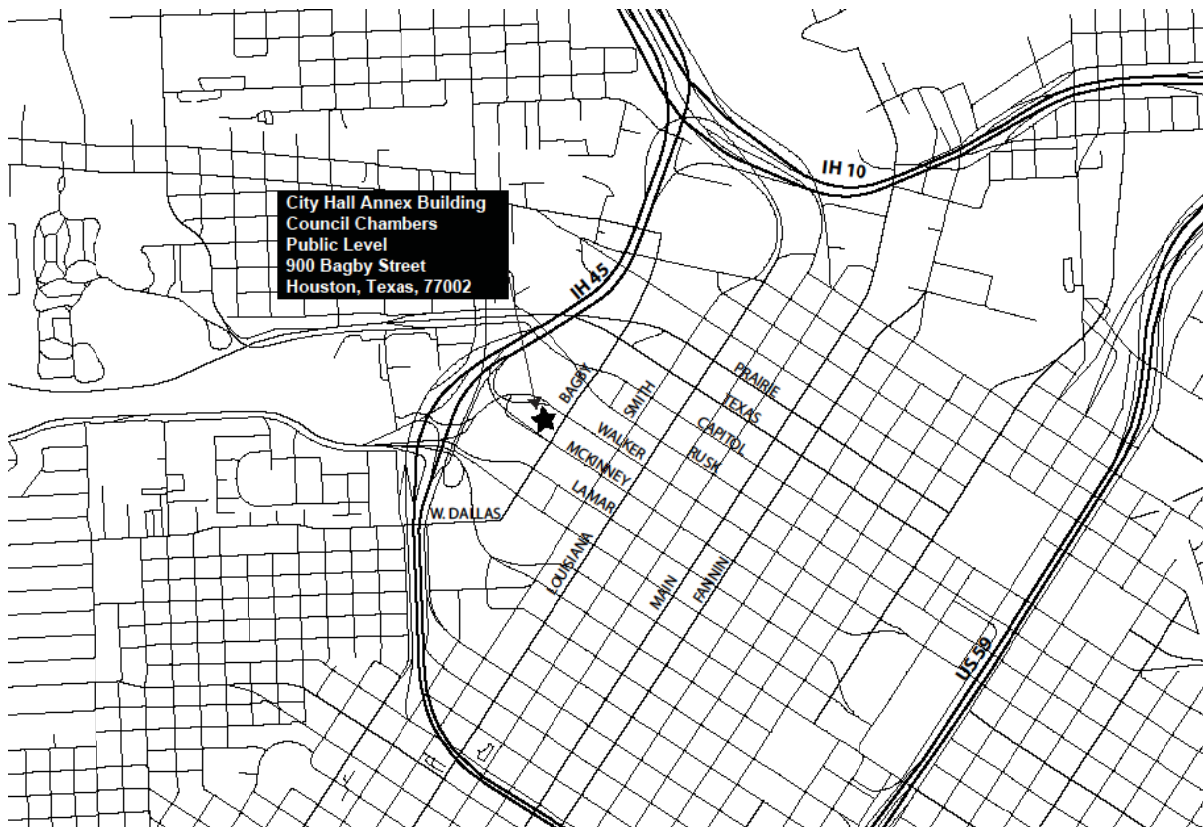
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 16, 2014 (2:30 p.m.)**



PRELIMINARY REPORT

2015: E17 – *Lauder Road*

APPLICANT: Harris County Engineering Department

KEY MAP: 414

JURISDICTION: City of Houston

LAMBERT: 5464

DISTRICT/PRECINCT:
Harris County Pct.: 2

PROPOSAL:

Harris County is requesting the realignment of Major Thoroughfare Lauder Road, between Aldine Westfield Road and John F. Kennedy Boulevard, on the Major Thoroughfare and Freeway Plan (MTFP)

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant states that this realignment request was previously submitted three years ago by the Harris County Flood Control (HCFCD), but was withdrawn. The reason for the previous withdrawal was that HCFCD's vision for the area was limited to acquisition of a large tract in 2012. Now, HCFCD has been authorized to acquire additional tracts of land, which were previously flooded, within the Castlewood subdivision. These property acquisitions propel the need for a new roadway corridor in the area.

The current alignment of Lauder Road crosses a detention pond, which the applicant suggests would reduce the detention volume needed for nearby developments. The Harris County Commissioners' Court recently authorized additional property acquisitions for flood control and flood mitigation purposes. The additional property will allow for a larger regional detention facility which will conflict with the existing alignment. HCFCD owns significant property in the vicinity and is authorized to acquire additional property through their floodplain buy-out program.

HCFCD does not want any impact to their proposed detention basin P500-06-00. The Harris County and the Harris County Flood Control District request is for the revised alignment to follow existing Lauder Road for the entire distance between Aldine Westfield Road and John F. Kennedy Boulevard, which would create a T-intersection at Aldine Westfield Road. Lauder Road has an existing right-of-way (ROW) of 80 feet. The applicant contends that this amendment would result in utilizing more of the existing road ROW and additional ROW would be obtained by 10-foot dedications by plat along the Lauder Road frontage.

The applicant states that development in this area is growing due to the Kennedy Greens South Commercial Development on the other side of John F. Kennedy Boulevard. This development dedicated additional ROW along Lauder Road. The applicant also suggests that if this amendment is not approved, more congestion may result by not having an adequate alignment for mobility purposes.

The Lauder Road/West Road alignment first appeared on the MTFP in 1957 as an alignment which extended from Lake Houston to present day North Eldridge Parkway. In 1960, the MTFP showed an alignment shift to the north between present day John F. Kennedy Blvd and Aldine Westfield Road.

PRELIMINARY REPORT

POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the reclassification of Gault Road and the addition of Greenranch Drive between Lauder Road and Aldine Westfield Road as Minor Collectors with 60' ROWs. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines. Gault Road and Greenranch Drive already exist as local streets with varying 50 to 60 feet rights-of-way.

